

COASTAL CONSERVANCY

Staff Recommendation
September 25, 2008

POINT REYES HOSTEL ADDITION

File No. 08-039-01
Project Manager: Joel Gerwein

RECOMMENDED ACTION: Authorization to disburse up to \$230,000 to the National Park Service (Point Reyes National Seashore) to construct additional family and staff accommodations at the Point Reyes Hostel, located in western Marin, and to bring the Hostel buildings into compliance with current state, federal, and local regulations.

LOCATION: Point Reyes National Seashore, Marin County

PROGRAM CATEGORY: Public Access

EXHIBITS

- Exhibit 1: [Project Location and Site Map](#)
 - Exhibit 2: [Floor Plan for Addition to Hostel](#)
 - Exhibit 3: [NPS Environmental Assessment and Finding of No Significant Impact and Conservancy CEQA Addendum and Notice of Intent to Use NPS EA/FONSI in Lieu of Mitigated Negative Declaration](#)
 - Exhibit 4: [Mitigation and Monitoring Plan](#)
 - Exhibit 5: [Project Letters](#)
 - Exhibit 6: [Comment Letters on the Environmental Assessment and Addendum](#)
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RESOLUTION AND FINDINGS:

Staff recommends that the State Coastal Conservancy adopt the following resolution pursuant to Sections 31400-31410 of the Public Resources Code:

“The State Coastal Conservancy hereby:

1. Authorizes the disbursement of an amount not to exceed \$230,000 (two hundred thirty thousand dollars) to the National Park Service (NPS) to construct additional family and staff accommodations at the Point Reyes Hostel and to bring the Hostel buildings into compliance with current state, federal, and local regulations, subject to the following conditions:
 - a) Prior to disbursement of any funds, NPS shall submit for the review and approval of the Executive Officer of the Conservancy:

- i) Final plans, cost estimates and a plan for signage that acknowledges the Conservancy's funding assistance.
 - ii) Evidence that all necessary permits and approvals have been obtained.
 - iii) The names and qualifications of all contractors NPS retains to complete any portions of the project for which Conservancy funds will be used.
 - iv) A written agreement by which NPS agrees to maintain the improvements to the Hostel for no less than 20 years.
- b) NPS shall carry out the project in compliance with and shall incorporate all mitigation measures required by the Environmental Assessment/Finding of No Significant Impact, prepared and issued by the National Park Service in 1999, as supplemented by the CEQA Addendum, all attached as Exhibit 3 to the accompanying staff recommendation.
2. Adopts the Environmental Assessment/Finding of No Significant Impact, prepared and issued by the National Park Service in 1999, as supplemented by the CEQA Addendum, all attached as Exhibit 3 to the accompanying staff recommendation, as and in lieu of a Mitigated Negative Declaration for the Point Reyes Hostel project.
3. Adopts the Point Reyes Hostel Expansion Project Mitigation Monitoring Program, attached as Exhibit 4 to the accompanying staff recommendation.”

Staff further recommends that the Conservancy adopt the following findings:

“Based on the accompanying staff report and attached exhibits, the State Coastal Conservancy hereby finds that:

- 1. The proposed authorization is consistent with the purposes and objectives of Chapter 9 of Division 21 of the Public Resources Code, regarding the implementation of a system of public accessways.
- 2. The proposed project is consistent with the Project Selection Criteria and Guidelines, last updated by the Conservancy on September 20, 2007.
- 3. The Conservancy has independently reviewed and considered the Environmental Assessment/Finding of No Significant Impact, prepared and issued by the National Park Service in 1999, attached as Exhibit 3 to the accompanying staff recommendation, and finds:
 - a. The Environmental Assessment/Finding of No Significant Impact, as supplemented by the CEQA Addendum, (all attached as Exhibit 3 to the accompanying staff recommendation) substantively and procedurally satisfied the requirements of CEQA and, pursuant to 14 California Code of Regulations Section 15225, may be used by the Conservancy as and in lieu of a Mitigated Negative Declaration.
 - b. The project avoids, reduces or mitigates the possible significant environmental effect and there is no substantial evidence that the Point Reyes Hostel project, as mitigated, will

have a significant effect on the environment, as defined in 14 California Code of Regulations Section 15382. ”

PROJECT SUMMARY:

Staff recommends that the Conservancy authorize the disbursement of \$230,000 to the National Park Service (NPS) to expand the availability of low-cost lodging at the Point Reyes National Seashore (PRNS) by constructing additional family (four bedrooms) and staff accommodations (three bedrooms) at the Point Reyes Hostel, and bringing the Hostel into compliance with current state, federal, and Marin County regulations. This project will increase the size of the existing Hostel by 1,800 square feet and add 12 beds for visitors to the current 44-bed capacity for a total capacity of 56 beds. In addition, staff housing capacity will be increased from the current two rooms for staff to three rooms. Existing staff housing does not meet current federal, state, and county health and safety codes. Thus, as a part of the project, staff housing will no longer be provided in the former garage currently used for this purpose.

The Point Reyes Hostel provides low-cost lodging for visitors to PRNS and to West Marin. From 1995-1999, the last years for which detailed records of occupancy rates were kept, the hostel has provided approximately 8,000 overnight visitor stays annually. However, the current management reports that the hostel’s occupancy rate has been increasing in the last year. The Point Reyes Hostel is one of only two hostels in Marin County. Low cost accommodations in this area are few and in high demand. The scarcity of affordable overnight accommodations in this popular tourist destination presents a significant gap in public access to the California coastline. Room rates at the Point Reyes Hostel are \$58 per night for a private room, and \$20 per night for dormitory room accommodations. Minimum room rates at 17 other accommodations in the Point Reyes area ranged from \$90 per night to \$195 per night, and average \$138 per night. PRNS only offers backcountry hike-in camping, not car camping. Car and RV camping is available at only two private campgrounds in the Point Reyes area and they may have long waiting lists for sites during the busy summer season. Most hostel visitors are single travelers aged 18 to 25, but the percentage of senior citizens, couples, and families has been steadily increasing. The latter visitors tend to prefer private rooms to the traditional dorm-style accommodations, and the addition of family rooms to the Point Reyes Hostel will help to meet this growing demand. Families are also more likely to need access to these accommodations throughout the day. The Point Reyes Hostel is currently closed from 10 AM-5 PM daily due to staff limitations. This project will add an additional staff room, enabling the Hostel to remain open 24 hours.

The scarcity of low-cost accommodations is a problem in Marin County specifically, but it is also a problem along much of the California coast. Out of more than 1,600 hotels, RV parks, and campgrounds in California’s coastal counties, only 134, or 7.9%, are low cost accommodations within the coastal zone (National Ocean Economics Program; California Coastal Access Guide). The 134 facilities offering low cost overnight accommodations include RV parks, campsites, lower cost hotels, and hostels whose room rates are less than \$100 a night. This project therefore addresses a regional and statewide problem.

The Point Reyes Hostel provides multiple services for park visitors. The dormitory facilities are especially well suited to the large number of cyclists and hikers that frequent the park, and the

Hostel offers a discount to guests that arrive using non-motorized transportation. The Hostel also furnishes emergency accommodations to hikers and campers stranded in foul weather. Providing inexpensive accommodations also assists in the control of illegal and indiscriminate camping. In addition, the Hostel is heavily used in the spring by schools and youth groups participating in environmental education programs run by PRNS and the Hostel's non-profit concessionaire, the Golden Gate Council of American Youth Hostels (GGAYH), which manages and operates the Hostel. The Outdoor Adventures environmental education program offered by GGAYH serves 1,500 students annually, many of them from inner city schools that may have little alternate access to natural areas. Over 1,400 students annually participate in PRNS's overnight environmental education programs. PRNS overall visitation is 2.2 million visitors per year.

The Point Reyes Hostel operation dates back to 1972. This project is the first major capital investment at the Hostel since the concession operation was initiated. The park has no plans for further expansion of guest accommodations beyond these improvements. The design calls for sustainable materials to be used for construction, energy saving devices, low flow fixtures, natural lighting, and design features to reduce future maintenance needs.

The NPS is well qualified to carry out this project utilizing PRNS staff. Staff at PRNS have overseen many construction projects, and are experienced in operating visitor facilities, such as campgrounds and visitor centers. PRNS has been working closely with GGAYH on the design of the addition to the Hostel.

Site Description: Housed in rustic ranch buildings, the Point Reyes Hostel offers the only lodgings available within the boundaries of PRNS in Marin County. It is located on Limantour Spit Road, approximately 1.5 miles northeast of Limantour Beach, with direct access to PRNS's extensive network of coastal trails. Existing Hostel facilities consist of two buildings with guest accommodations, and two staff rooms located in a converted garage. Guest accommodations include four dormitory rooms with a total of 40 beds, one four bed family room, two guest lounges, a patio, and a fully equipped guest kitchen and dining room. The Hostel is wheelchair accessible, thanks in part to a Conservancy grant in 1985. The Hostel was certified as a Marin County Green Business in 2007. It is owned by PRNS and operated as a concession by GGAYH.

Project History: The Conservancy has a long history of supporting low-cost accommodations and general public access to the coast. In April 1985, the Conservancy authorized \$26,132 to the GGAYH to fund modifications for wheelchair access in four hostels in the San Francisco Bay area, including the Point Reyes Hostel. At the same Board meeting, the Conservancy authorized a grant of \$75,000 to fund the development of the Carmelita Cottages Hostel in Santa Cruz. The Conservancy authorized an additional grant of \$300,000 for Carmelita Cottages Hostel development in June 1991. In March 1997, the Conservancy authorized a grant of \$120,000 to fund development of the Monterey Hostel.

The Conservancy has also funded the expansion of public access in Point Reyes National Seashore and the surrounding area, including grants for the Tomales Bay trailhead in 1989, for the Point Reyes Barrier-Free Access Project in 1990, for the acquisition of property for the Coastal Trail on the east shore of Tomales Bay in 2003, and for rehabilitation of the Elephant Seal Trail Overlook in 2005.

Point Reyes National Seashore staff initially contacted Conservancy staff in January 2008 regarding the proposed project, and Conservancy staff has worked with National Seashore staff since that time to develop the goals, objectives, and terms of the proposed grant.

PROJECT FINANCING:

Coastal Conservancy	\$230,000
NPS	<u>470,000</u>
Total Project Cost	\$700,000

The proposed funding source for the Conservancy's contribution is Proposition 40, the "California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002". The project is consistent with this funding source in that it would be carried out consistent with the Conservancy's enabling legislation, specifically with regard to public access and the development of land and water resources along the coast.

In addition, the proposed project is appropriate for Proposition 40 grant funding priority, since it includes a commitment by the NPS of matching funds (see Public Resources Code §5096.651).

CONSISTENCY WITH CONSERVANCY'S ENABLING LEGISLATION:

This project is consistent with Chapter 9 of the Conservancy's enabling legislation, Public Resources Code Sections 31400-31409.

Pursuant to Section 31400, the Legislature has mandated that the Conservancy have a principal role in the implementation of a system of public accessways to and along the state's coastline. To carry out this role, the legislature has authorized the Conservancy, under Section 31400.1, to provide grants to public agencies, such as NPS, to develop lands for public access purposes. Consistent with this section, the proposed project will provide funding to NPS to expand low-cost lodgings at the Point Reyes Hostel. This expanded facility will serve those utilizing the many trails, beaches and other coastal resources within the Point Reyes National Seashore and contribute to the availability of public access to the coast. Over 2,000,000 people from around the world visit Point Reyes National Seashore annually and enjoy the access to the coast that it provides. Currently, more than 8,000 of those annual visitors stay overnight at the Point Reyes Hostel.

Section 31400.2 requires that the amount of funding provided by the Conservancy be determined by assessing the total amount of funding available for coastal public accessway projects, the fiscal resources of the applicant, the urgency of the project relative to other eligible projects, and the application of other factors prescribed by the Conservancy. Consistent with this section, the amount of the Conservancy funding for this project was determined based on the availability of other funds and the urgency and importance of this project and subject to the Conservancy's criteria and guidelines for project selection, as detailed in the "Consistency with Conservancy's Project Selection Criteria & Guidelines" section, below. The Conservancy grant would provide only one-third of the total project cost; NPS would provide the remaining two thirds.

**CONSISTENCY WITH CONSERVANCY'S 2007
STRATEGIC PLAN GOAL(S) & OBJECTIVE(S):**

Consistent with **Goal 2, Objective E** of the Conservancy's 2007 Strategic Plan, the proposed project will construct new facilities to increase and enhance coastal recreational opportunities for visitors.

**CONSISTENCY WITH CONSERVANCY'S
PROJECT SELECTION CRITERIA & GUIDELINES:**

The proposed project is consistent with the Conservancy's Project Selection Criteria and Guidelines, last updated on September 20, 2007, in the following respects:

Required Criteria

1. **Promotion of the Conservancy's statutory programs and purposes:** See the "Consistency with Conservancy's Enabling Legislation" section above.
2. **Consistency with purposes of the funding source:** See the "Project Financing" section above.
3. **Support of the public:** The project is broadly supported. Supporters include Assemblymember Jared Huffman, Marin County Supervisor Judy Arnold, and the Marin Conservation League (Exhibit 5).
4. **Location:** The proposed project is located just outside of the coastal zone of Marin County. However, by providing low cost lodgings in close proximity to Limantour Beach and Tomales Bay, the project will expand public access and recreational opportunities for visitors to the coast.
5. **Need:** While NPS has secured significant matching funds, it has not been able to secure the amount necessary to proceed with the project. Conservancy staff has determined that revenues from the low cost accommodations will not generate sufficient funds to cover the costs of constructing this addition. Therefore, Conservancy funds are needed to proceed with the project.
6. **Greater-than-local interest:** Over 2,000,000 people from around the world visit Point Reyes National Seashore annually and over 780,000 of those visitors stay overnight in motels or campgrounds. The scarcity of low cost accommodations in the Point Reyes area makes the project of importance to the large number of overnight visitors from throughout California and around the world.

Additional Criteria

7. **Resolution of more than one issue:** In addition to providing low cost lodgings for visitors to the coast, the project will enhance environmental education programs at PRNS, as hostel facilities are used by students and youth groups in these programs. The Hostel will also educate visitors about the sustainable materials and methods used in Hostel construction and operation.

8. **Leverage:** See the “Project Financing” section above.
9. **Innovation:** The project design will incorporate sustainable materials and construction methods. The Hostel is a certified green business, continuously seeking to reduce the environmental impact of its operations. GGAYH has been an innovator in green hospitality since 1996.
10. **Readiness:** Designs for the project have been completed to the 90% level. Following approval of Conservancy funding, NPS will be ready to initiate construction within the year.
11. **Realization of prior Conservancy goals:** See “Project History” above.

CONSISTENCY WITH LOCAL COASTAL PROGRAM POLICIES:

The project is consistent with the Marin County Unit II LCP. The Unit II LCP’s policy on visitor-serving facilities is as follows: “The County of Marin supports and encourages the enhancement of public recreational opportunities and the development of visitor-serving facilities. Such development must, however, be undertaken in a manner that preserves the unique qualities of Marin’s coast and which is consistent with the protection of natural resources and agriculture” (Marin County Unit II LCP, pg. 42). According to the Unit II LCP, recreational uses shall be low-intensity, such as hiking, camping, fishing, in keeping with the character with that of the community in which it is located and shall be sited, and designed to minimize impacts on the environment. The Unit II LCP encourages a diversity of recreational facilities, “especially those of moderate cost” (ibid). The Unit II LCP also cites Section 30213 of the California Coastal Act, which states that “Lower cost visitor serving facilities shall be protected, encouraged and where feasible, provided. Developments providing public recreational opportunities are preferred” (Marin County Unit II LCP, pg. 55). The project is consistent with the policies of the Unit II LCP, because it will provide enhanced low-cost visitor-serving facilities with access to low-intensity recreational opportunities.

CONSISTENCY WITH THE COASTAL CONSERVANCY’S STANDARDS AND RECOMMENDATIONS FOR ACCESSWAY LOCATION AND DEVELOPMENT:

As required by Public Resources Code Section 31401, the proposed access facilities to be developed under this project are consistent with the Conservancy’s “Standards and Recommendations for Accessway Location And Development, as follows:

Standard No. 1: Protect the Public and Coastal Resources

Consistent with this standard, the Hostel improvements will be located and designed in a manner that would: minimize alteration of natural landforms and be subordinate to the setting’s character; prevent unwarranted hazards to the land and public safety; ensure the privacy of adjoining residences; and protect environmentally sensitive habitats.

Standard No. 2: Correct Hazards

Consistent with this standard, the project will reduce fire hazard to Hostel visitors and others in the vicinity by installing a 5,000 gallon water storage tank to enhance fire protection capabilities,

and by moving staff housing from the existing staff building, which does not have a sprinkler system, to the new building which will include a sprinkler system..

Standard No. 5: Environmentally Sensitive Areas

Consistent with this standard, the new hostel building would be located, designed, and constructed to avoid impacts to environmentally sensitive areas and all new construction will include revegetation with native plants.

Standard No. 11: Hostels

Consistent with this standard, the Point Reyes Hostel has accommodations for more than 24 people. The proposed project would provide nine additional parking spaces to accommodate the additional staff person and visitors. Consistent with this standard, the Hostel features beds, kitchens, and bathrooms, as well as public telephones and location signing on nearby Bear Valley Road.

Standard No. 13: Barrier-Free Access

Consistent with this standard, the Hostel is wheelchair accessible. The new building would also meet the requirements of Title 24 of the California Administrative Code, and will provide access to persons with limited mobility, including wheelchair users.

COMPLIANCE WITH CEQA:

In order to comply with the requirements of the federal National Environmental Policy Act (“NEPA”), in February 1999, the National Park Service completed an Environmental Assessment (EA) to determine if an Environmental Impact Statement was required for the proposed rehabilitation and construction of additional facilities at the Point Reyes Hostel. The EA described the PRNS proposal and the affected environment, and evaluated the effects of the proposed action and alternatives on the environment. The EA evaluated and described the following alternatives A) no action, and B) construct new guest/staff housing unit and upgrade sewage disposal system. The EA included mitigation measures designed to avoid or minimize adverse impacts from the project. PRNS issued a press release announcing the availability of the EA, and notified approximately 100 public agencies, non-profit organizations, and public citizens by direct mail that the EA was available for review, including multiple state trustee and other state agencies. PRNS received two comment letters on the EA, both of which were favorable (Exhibit 6). At the May 15, 1999 public meeting of the Citizens Advisory Commission for Golden Gate National Recreation Area and Point Reyes National Seashore the project was “unanimously approved.” Based on the EA, the NPS prepared and issued a Finding of No Significant Impact (FONSI) on June 18, 1999 (Exhibit 3).

Conservancy staff evaluated the FONSI, and the EA on which it was based, and determined that it satisfied the critical substantive and procedural requirements for a negative declaration under the California Environmental Quality Act (CEQA). However, since the 1999 FONSI was issued, the Hostel expansion project, as proposed for Conservancy funding, has been revised in several respects. In particular, although the square footage of the proposed expansion has decreased (from 2,800 square feet as proposed in 1999 to 1,800 square feet as currently designed

and proposed), the number of new guest beds has increased from 8 to 12 and the number of new Hostel staff has increased by one. In addition, in evaluating the EA, Conservancy staff reviewed the current environmental setting, including the species of concern, to assess whether the setting had changed in a way that might result in environmental effects not considered in the 1999 EA. Finally, under NEPA, there is no requirement to analyze the project's potential for growth-inducing impacts. In order to provide a description and assessment of these aspects, the Conservancy staff prepared an Addendum. The Addendum, together with a Notice of Intent to Use Environmental Assessment/Finding of No Significant Impact in Lieu of a Mitigated Negative Declaration, was made available for public review between August 22, 2008, and September 24, 2008. The Addendum was made available for review on the Conservancy's website, in the Conservancy office, and in the Point Reyes Station public library. A Notice of Availability of CEQA Addendum and Intent to Adopt the EA/FONSI in Lieu of a Mitigated Negative Declaration for the Point Reyes Hostel Expansion was published in the Point Reyes Light weekly newspaper on August 14, 2008. A copy was also provided on August 25, 2008 to the State Clearinghouse for distribution to State trustee and other affected agencies and to the Marin County Clerk for posting for 30 days. The Conservancy has received one comment letter to date, which is fully in support of the project and raises no environmental concerns (see Exhibit 6). Any additional letters that are received will be made available to the Conservancy Board at or prior to the September 25 public meeting.

The EA identified potentially significant impacts from the preferred alternative (Alternative B), but determined that they could be mitigated to "less than significant" levels. As clarified and explained in greater detail by the Addendum, these potentially significant impacts and the related mitigation measures required to avoid or reduce these impacts are shown in the table below.

Category	Potentially Significant Impact	Mitigation Measures that will reduce the potentially significant impact to a "less than significant" level
Biology	Potential loss of special status plant species. Temporary loss of disturbed coastal scrub and non-native grassland vegetation. Potential increase in non-native plants after construction.	1. Survey for potential special status plant species. Fence or flag any special status plant occurrences and native vegetation areas to protect from inadvertent disturbance. 2. Stock-pile equipment and materials on existing disturbed areas. 3. Remove non-native plants from disturbed areas after construction. 4. Revegetate areas disturbed by construction with native plant materials.
Biology	Temporary disruption of nesting birds and roosting bats.	Preconstruction roosting bat and nest surveys of the project area will be conducted. If preconstruction surveys identify roosting bats or active nests belonging to common migratory bird species, a 100-foot exclusion zone will be established around each nest to minimize disturbance-related impacts on nesting birds. If active nests belonging to special-status migratory birds are identified, a no-activity buffer zone will

		be established around each nest.
Biology	Disturbance of California red-legged frog.	<p>1. A pre-construction survey shall be conducted immediately preceding any construction activity that occurs in California red-legged frog habitat or an activity that may result in take of the species. In the unlikely event that a California red-legged frog is found during the preconstruction survey, the biologist will contact the USFWS immediately to determine the appropriate course of action.</p> <p>2. Tightly woven natural fiber netting or similar material shall be used for erosion control or other purposes at the project site to ensure that California red-legged frogs are not trapped. No plastic monofilament matting shall be used for erosion control.</p> <p>3. Access routes to the construction area and the size of staging and work areas will be limited to the minimum necessary to achieve the project goals. Routes and boundaries of the access roads will be clearly marked prior to initiating construction/grading.</p> <p>4. A speed limit of 10 mph on dirt roads will be maintained.</p>
Biology	Hazardous material spills to Laguna Creek, potentially impacting California red-legged frog, steelhead trout, and other species	<p>1. NPS will require the construction contractor to prepare a spill prevention and response plan that regulates the use of hazardous and toxic materials, such as fuels and lubricants for construction equipment.</p> <p>2. All equipment will be maintained such that there will be no leaks of automotive fluids such as fuels, oils, and solvents. Any fuel or oil leaks will be cleaned up immediately and disposed of properly.</p> <p>3. Hazardous materials such as fuels, oils, solvents, etc. will be stored in sealable containers in a designated location that is at least 200 feet from Laguna Creek. All fueling and maintenance of vehicles and other equipment will occur at least 200 feet from Laguna Creek.</p>
Water Quality	Temporary increased influx of fine sediments and construction debris into Laguna Creek due to construction activities	<p>1. Conduct construction activities during the dry season.</p> <p>2. Implement site-specific erosion control measures, such as silt fencing, straw bales, or soil berms.</p> <p>3. Ensure that concentrated runoff and concentrated discharge are diverted away from channel banks.</p> <p>4. Minimize removal of and damage to native</p>

		<p>vegetation.</p> <p>5. Install temporary construction fencing to identify areas that require clearing, grading, revegetation, or recontouring, and minimize the extent of areas to be cleared, graded, recontoured, or otherwise disturbed.</p> <p>6. Grade and stabilize spoils sites to minimize erosion and sediment input to surface waters and generation of fugitive dust.</p>
Air Quality	Temporary increase in dust and exhaust from construction activities	<p>1. Spray disturbed areas with water during construction.</p> <p>2. Cover beds of trucks hauling material from the project site or require them to maintain at least 2 feet of freeboard.</p> <p>3. Ground disturbance will be kept to less than 3,500 square feet to minimize erosion.</p> <p>4. Water unpaved access roads, parking areas, and staging areas as necessary, or stabilize them with nontoxic soil stabilizers approved for use adjacent to surface waters.</p> <p>5. Apply (nontoxic) soil stabilizers to inactive earthwork areas (previously graded areas inactive for 10 days or more).</p> <p>6. Enclose, cover, water, or apply nontoxic soil stabilizers to exposed stockpiles as necessary.</p> <p>7. Maintain properly tuned equipment and limit idling time to 5 minutes.</p> <p>8. Limit traffic speeds on unpaved roads to 10 mph.</p> <p>9. Regrade and restore disturbed areas quickly after construction.</p>
Geology	Potentially liquefiable soils and unknown soil conditions at the project site could increase geologic hazards to visitors and staff.	<p>1. A qualified soil engineer shall investigate soil conditions and make recommendations to ensure structural stability of the proposed structure. The stability recommendations shall be incorporated into the project.</p> <p>2. Compaction shall be used to stabilize the soil beneath the proposed building.</p> <p>3. Work shall be closely monitored to minimize ground movement and its potential impact on buildings and structures.</p>
Geology	Because of the site geology and the proximity to the San Andreas Fault, the new building could increase seismic hazards to visitors.	The new facilities shall be constructed in conformance with the Uniform Building Code, Chapter 16 (Zone 4) and would fully meet standards for wind and earthquakes.
Cultural Resources	Potential damage to archaeological resources.	The NPS will coordinate with the Federated Indians of Graton Rancheria to insure that either an NPS or FIGR representative is on site during the

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		construction activities. While the project site does not contain any documented resource areas, the NPS employee will be on site to insure that this is indeed the case. In the case that resources are discovered during the course of construction, the NPS will act immediately and appropriately as documented in 36 CFR 800.13 "Post-review discoveries" (http://www.achp.gov/regs.html#800.13).
Cultural Resources	Intrusion of new building on cultural landscape.	The facility is designed and shall be constructed to be compatible with the existing structures and integrated into the existing complex.
Aesthetics	Potential loss of natural scenic values due to the addition of a new building	The colors of the proposed building shall be designed to blend with the surrounding natural environment and integrate with the existing adjacent lodging units. Improvements shall be made to the former garage to improve its aesthetic quality.
Public Safety	The Project may increase fire hazard because the new facility will contain flammable materials and will be located adjacent to flammable coastal scrub/grassland vegetation.	<ol style="list-style-type: none"> 1. Access enhancements for emergency vehicles will be made along the main entrance road. 2. Hazardous materials and waste shall be properly stored in accordance with federal and state standards and regulations and the <i>Point Reyes National Seashore Hazardous Waste Management Plan</i>. 3. Fully automatic sprinkler systems shall be installed in all hostel buildings. 4. Vegetation adjacent to the building will be trimmed or removed in keeping with fire safety. 5. Adequate space will be provided around buildings for emergency vehicle access.
Noise	Temporary increase in construction-related noise.	<ol style="list-style-type: none"> 1. NPS will post signs at the construction site and on the park website providing the name and contact information for an NPS staff member the public can contact with noise concerns. This person will be responsible for recording and monitoring complaints related to construction noise, and for ensuring that logged complaints are mitigated to the maximum extent possible. Construction times and contact information for noise concerns will also be publicized in the park newsletter. 2. Construction equipment will be required to have sound control devices at least as effective as those originally provided by the manufacturer, and no equipment will be operated with an unmuffled exhaust. No construction shall take place before 7:00 AM or after 7:00 PM.
Traffic	Temporary increase in construction-related traffic	The NPS and its contractors will require the construction contractor to prepare and implement a

		traffic safety plan. The traffic safety plan will address appropriate vehicle size and speed, travel routes, closure plans, detour plans (if any), flagperson requirements (if any), locations of turnouts to be constructed (if any), coordination with law enforcement and fire control agencies, measures ensuring emergency access, and additional need for traffic or speed limit signs. Delivery and haulage access, including contractor mobilization and demobilization, will be scheduled to minimize impacts on traffic on area roadways, including US-101. Construction worker parking and access will be managed to avoid impeding access for park visitors and emergency vehicles.
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Based on this analysis, staff has concluded that the proposed project, as mitigated by the measures described above and included in the Mitigation and Monitoring Program, will not have a significant adverse effect on the environment. Further, staff has reviewed the FONSI and the EA, and the method by which it was distributed for public and agency review, and concludes that it is appropriate for use by the Conservancy as and in lieu of a Mitigated Negative Declaration, as supplemented by the Addendum, pursuant to 14 California Code of Regulations Section 15225. Thus, staff recommends that the Conservancy find that there is no evidence that the plan has the potential for a significant effect on the environment as defined in California Code of Regulations Section 15382.

Upon approval and concurrence by the Conservancy, staff will file a Notice of Determination.